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PART IV-B

Rules and Orders (Other than those published in Parts I, I-A, and I-L) made
by the Government of Gujarat under the Gujarat Acts

URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT

NOTIFICATION

Sachivalaya, Gandhinagar, 5th September, 2024

THE GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT, 1976.

No. GH/V/326 of 2024/UDUHD/TPS/e-file/18/2023/10377/L: WHEREAS, under Government Notification, Urban Development and Urban Housing Department No.GH/V/71 of 2017/TPS-152013-100-L, dated 26.04.2017 the Government of Gujarat, in exercise of the powers conferred by section 48(2) of the Gujarat Town Planning and Urban Development Act, 1976 (President's Act No. 27 of 1976) (hereinafter referred to as "the said Act") sanctioned the Draft Town Planning Scheme No. 48 (Motera-Koteshvar) (hereinafter referred to as "the said Draft Scheme") submitted by the Ahmedabad Urban Development Authority, Ahmedabad (hereinafter referred to as "the said Authority").

AND WHEREAS, in exercise of the powers conferred by section 50 of the said Act, the Government of Gujarat appointed the Town Planning Officer for finalizing the said Draft Scheme;

AND WHEREAS, the Town Planning Officer has submitted, to the Government of Gujarat, the Preliminary Town Planning Scheme No. 48 (Motera-Koteshvar) (hereinafter referred to as "the said Preliminary Scheme") as required under section 52(2) and section 64 of the said Act.

NOW THEREFORE, in exercise of the powers conferred by section-65 of the said Act, the Government of Gujarat hereby: -

- Sanction the said Preliminary Scheme with modifications enumerated in schedule appended here to;
- State that the said preliminary scheme shall be kept open for the inspection of the public, at the office of the Appropriate Authority, during office hours on working days;
- Fix the date of this notification as the date for the purpose of clause (b) of sub-section (2) of the section 65.

SCHEDULE

1. The condition “પ્રસ્તુત યોજનામાં જે મૂળખંડોમાં હયાત બાંધકામને લીધે સામાન્યથી ઓછી કપાત કરેલ છે, તે તમામ મૂળખંડની સામે ફાળવેલ અંતિમખંડ/બિલ્ડીંગ યુનિટમાં રીડેવલોપમેન્ટ કરવામાં આવે ત્યારે યોજનામાં અપનાવેલ અન્ય ખુલ્લી જમીનનાં કપાતના ધોરણ મુજબ કપાત કરી, કપાત થતી જમીન સત્તામંડળને સુપ્રત કરવાની રહેશે. (નોંધ: હયાત બાંધકામના સુધારા/વધારામાં આ શરત લાગુ પડશે નહીં.)” is added in remarks column of redistribution statement.
2. The condition “અંતિમખંડમાં જમીન માલિકોનાં હક્ક-હિસ્સા તેમની મૂળખંડની જમીનમાંનાં હક્ક-હિસ્સાનાં પ્રમાણમાં રહેશે.” is added in case no. 7, 12 and 17 in remarks column of redistribution statement.
3. The condition “અંતિમખંડમાં વિકાસ પરવાનગી મૂળખંડના ઝોનીંગ પ્રમાણે મળવાપાત્ર રહેશે.” is added in case no. 8 in remarks column of redistribution statement.
4. In case no. 84 and 85, the Original Plot no. ૬૮/પૈકી and Original Plot no. ૬૮/પૈકી are modified as “૬૮/૧” and “૬૮/૨” respectively as shown in the accompanying plan and the redistribution statement.
5. The area, boundary, location and purpose of the Final Plot No. 2 admeasuring 2732 sq.mtr., Final Plot No. 3 admeasuring 2428 sq.mtr., Final Plot No. 4 admeasuring 4370 sq.mtr., Final Plot No. 79 (બગીચો) admeasuring 1509 sq.mtr., Final Plot No. 80 (રહેણાંકના વેચાણ માટે) admeasuring 8233 sq.mtr., Final Plot No. 93 (વાણિજ્યના વેચાણ માટે) admeasuring 5363 sq.mtr., Final Plot No. 94 (રહેણાંકના વેચાણ માટે) admeasuring 22529 sq.mtr. and Final Plot No. 102 (સામાજિક માળખા) admeasuring 16589 sq.mtr. are modified as Final Plot No. 2+3 admeasuring 5160 sq.mtr., Final Plot No. 4 admeasuring 4370 sq.mtr., Final Plot No. 79+80 (બગીચો) admeasuring 4582 sq.mtr., Final Plot No. 93+94 (રહેણાંકના વેચાણ માટે) admeasuring 23522 sq.mtr. and Final Plot No. 102 (સામાજિક માળખા) admeasuring 26119 sq.mtr. as shown in the accompanying plan and the redistribution statement.
6. The purpose of the Final Plot No. 92 (સામાજિક માળખા) is modified as Final Plot No. 92 (વાણિજ્યના વેચાણ માટે) as shown in the accompanying plan and the redistribution statement.
7. The 24.00 mt. wide T.P. road situated at northern side of Final Plot no.63 is modified as 30.00 mt. wide T.P. road. So the area and boundary of the Final Plot No. 63 admeasuring 10619 sq.mtr. and Final Plot No. 86 (વાણિજ્યના વેચાણ માટે) admeasuring 4397 sq.mtr. are modified as Final Plot No. 63 admeasuring 10619 sq.mtr. and Final Plot No. 86 (વાણિજ્યના વેચાણ માટે) admeasuring 4015 sq.mtr. as shown in the accompanying plan and the redistribution statement.
8. The boundary and location of the Final Plot No. 22, Final Plot No. 24 and Final Plot No. 81 (શાળા) are modified as shown in the accompanying plan.

Preliminary Scheme document, maps, redistribution statement shall be modified according to above.

By order and in the name of the Governor of Gujarat,

PRAKASH DUTTA,

Officer on Special Duty & Ex-Officio
Joint Secretary to Government.

